

182.0

0003

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

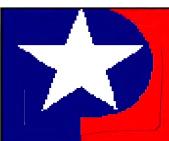
649,400 / 649,400

USE VALUE:

649,400 / 649,400

ASSESSED:

649,400 / 649,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
6		INDIAN HILL RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ROUST ALLAN	
Owner 2: ROUST MICHELLE	
Owner 3:	
Street 1: 6 INDIAN HILL RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Own Occ: Y

Source: Market Adj Cost	Total Value per SQ unit /Card: 419.51	/Parcel: 419.51
		Land Unit Type:

Total Card	0.163	201,400	4,800	443,200	649,400
Total Parcel	0.163	201,400	4,800	443,200	649,400

Entered Lot Size
Total Land:

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER	
Owner 1: ROUST ALLAN & MICHELLE -	
Owner 2: -	
Street 1: 6 INDIAN HILL RD	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry:
Postal: 02476	

NARRATIVE DESCRIPTION	
This parcel contains .163 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Aluminum Exterior and 1548 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Description	%
100	
Z	R1
SINGLE FA	
water	
o	
Sewer	
n	
Electri	
Census:	
Exempt	
Flood Haz:	
D	
Topo	
s	
Street	
t	
Gas:	

BUILDING PERMITS	
Date	Number
10/4/2018	1458

Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
Redo Kit	4,500	C				
11/9/1994	600	Manual	2,300			ROOFING

ACTIVITY INFORMATION	
Date	Result
5/15/2018	MEAS&NOTICE
BS	Barbara S
3/12/2009	Inspected
163	PATRIOT
10/15/2008	Measured
197	PATRIOT
10/15/2008	Measured
197	PATRIOT
1/4/2000	Mailer Sent
12/30/1999	Measured
163	PATRIOT
12/1/1981	
WG	

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

LAND SECTION (First 7 lines only)	
Use	Description

Use	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7106	Sq. Ft.	Site			0	70.	0.89	7									443,226						443,200	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																				
Type: 5	- Cape			Full Bath: 1	Rating: Average																											
Sty Ht: 1H	- 1 & 1/2 Sty			A Bath:	Rating:																											
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																											
Foundation: 1	- Concrete			A 3QBth:	Rating:																											
Frame: 1	- Wood			1/2 Bath: 1	Rating: Good																											
Prime Wall: 3	- Aluminum			A HBth:	Rating:																											
Sec Wall:				OthrFix:	Rating:																											
Roof Struct: 1	- Gable			OTHER FEATURES																												
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units																								
Color: DK GRAY				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O												
View / Desir:				Frl:	Rating:			Other																								
GENERAL INFORMATION				WSFlue:	Rating:			Upper																								
Grade: C	- Average							Lvl 2																								
Year Blt: 1951	Eff Yr Blt:							Lvl 1																								
Alt LUC:	Alt %:							Lower																								
Jurisdct:	Fact: .							Totals	RMs: 0	BRs: 0	Baths: 1	HB: 1																				
Const Mod:								REMODELING				RES BREAKDOWN																				
Lump Sum Adj:								Exterior:	No Unit			RMS	BRS	FL																		
INTERIOR INFORMATION				Functional:				Interior:			6			3																		
Avg Ht/FL: STD				Economic:				Additions:																								
Prim Int Wal 1	- Drywall			Special:				Kitchen:																								
Sec Int Wall:				Override:				Baths:																								
Partition: T	- Typical							Plumbing:																								
Prim Floors: 3	- Hardwood							Electric:																								
Sec Floors:								Heating:																								
Bsmnt Flr: 12	- Concrete							General:			Totals																					
Subfloor:								0																								
Bsmnt Gar:								CALC SUMMARY				COMPARABLE SALES				SUB AREA																
Electric: 3	- Typical							Basic \$ / SQ: 110.00				Rate				Parcel ID	Typ	Date	Sale Price	Code				Description		Area - SQ	Rate - AV	Undepr Value	SUB AREA DETAIL			
Insulation: 2	- Typical							Size Adj.: 1.35000002												Sub Area				% Usbl	Descrip	% Type	Qu	# Ten				
Int vs Ext: S								Const Adj.: 0.99989998												BMT				100	RRM	50	C					
Heat Fuel: 2	- Gas							Adj \$ / SQ: 148.485												HST												
Heat Type: 3	- Forced H/W							Other Features: 70000												FFL												
# Heat Sys: 1								Grade Factor: 1.00												EFP												
% Heated: 100								NBHD Inf: 1.00000000																								
Solar HW: NO	Central Vac: NO							NBHD Mod:																								
% Com Wal	% Sprinkled							LUC Factor: 1.00																								
								Adj Total: 291946																								
								Depreciation: 90503																								
								Depreciated Total: 201443																								
MOBILE HOME				Make:				Model:				Serial #				Year:				Color:				IMAGE				AssessPro Patriot Properties, Inc				
SPEC FEATURES/YARD ITEMS																PARCEL ID 182.0-0003-0010.0																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value															
3	Garage	D	Y	1	12X22	A	AV	1957	24.47	T	40	101			3,900		3,900															
19	Patio	D	Y	1	13X19	A	AV	2010	3.77	T	7.2	101			900		900															
More: N	Total Yard Items:	4,800		Total Special Features:					Total:			4,800																				